



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

**GAIL FARBER, Director**

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 19, 2011

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

#46 APRIL 19, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**GRANT OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO THE SOUTHERN CALIFORNIA EDISON COMPANY  
MISCELLANEOUS TRANSFER DRAIN NO. 963  
IN THE CITY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

### **SUBJECT**

This action will allow the Los Angeles County Flood Control District to grant an easement for electrical supply and communication systems to the Southern California Edison Company over Miscellaneous Transfer Drain No. 963 in the City of Los Angeles.

### **IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the proposed grant of easement for electrical supply and communication systems over Miscellaneous Transfer Drain No. 963 and the subsequent use of said easement will not interfere with use of Miscellaneous Transfer Drain No. 963 for any purposes of the Los Angeles County Flood Control District.
3. Approve the proposed grant of easement for electrical supply and communication systems purposes from the Los Angeles County Flood Control District to the Southern California Edison Company over Miscellaneous Transfer Drain No. 963 in the City of Los Angeles for \$2,500.

4. Instruct the Mayor, Board of Supervisors of the Los Angeles County Flood Control District to sign the Easement document and authorize delivery to the Southern California Edison Company.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to grant an easement from the LACFCD to the Southern California Edison Company (Edison) for electrical supply and communication systems purposes over Miscellaneous Transfer Drain No. 963 in the City of Los Angeles. Edison requested the easement as part of its Chatsworth-Simi Valley Fiber Optic project.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3). The revenue received from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities. This transaction allows for the improvement of utility services to the area, thereby improving the quality of life for residents of the County.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

Edison paid a total of \$2,500 for the easement, which represents the LACFCD's minimum sales price. This amount has been deposited into the Flood Control District Fund.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Miscellaneous Transfer Drain No. 963 is located on the west side of Valley Circle Boulevard, between Highland Road and Vanowen Street, in the West Hills area of the City of Los Angeles.

The proposed grant of easement is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district, or may be leased for any purpose without interfering with the use of the same for the purposes of said district..."

The proposed grant of easement is not considered adverse to the LACFCD's purposes and would not hinder the use of the Miscellaneous Transfer Drain No. 963 as a possible transportation, utility, or recreational corridor. Moreover, the Easement document reserves paramount rights for LACFCD purposes.

County Counsel approved the enclosed Easement document as to form, and the document will be recorded.

**ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301(b) and 15303(d) of the CEQA guidelines and Classes 1(e) and 3 of the Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the operation, repair, and maintenance of existing utility facilities and new utility extensions.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action allows for the use of the LACFCD's real property without interfering with the primary mission of the LACFCD.

**CONCLUSION**

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

# DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

Southern California Edison Company  
2131 Walnut Grove Avenue  
Rosemead, CA 91770  
Attn: Operations Support  
Real Properties

*Space Above This Line Reserved for Recorder's Use*

Documentary Transfer Tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
SUBJECT TO CITY OF LOS ANGELES DTT (CODE 44) \$ \_\_\_\_\_  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
2031-008-906 (Portion)

By \_\_\_\_\_

## EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a California corporation (hereinafter referred to as GRANTEE), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect, and remove, at any time and from time to time, overhead electrical supply system and a communication system (hereinafter referred to as SYSTEMS), consisting of overhanging wires, fiber optic cables, communication-related equipment, other appurtenant fixtures and equipment (hereinafter referred to as FACILITIES), and the right of access to said SYSTEMS and FACILITIES, for distributing electrical energy and for transmitting data, voice or intelligence by electrical, optical or other electromagnetic means, and other incidental purposes over, across, and along that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

The GRANTEE, and its contractors, agents, and employees, shall have the right to trim or top such trees as may endanger or interfere with said SYSTEMS and shall have free access to said SYSTEMS and every part thereof at all times, for the purpose of exercising the rights herein granted.

File with: TRANSFER DRAINS  
MISCELLANEOUS TRANSFER DRAIN NO. 963  
Parcel 1GE  
I.M.174-077  
S.D. 3  
M1023011

DB:bw

P:\CONF\EASE MTD 963.DOC 92710 RVSD 110410 12710

Subject to all matters of record and to the following reservation and conditions that GRANTEE, by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. GRANTEE shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by GRANTEE, its officers, agents, employees, or contractors arising out of the exercise by GRANTEE, its officers, agents, employees, or contractors of any of the rights granted to it by this Easement document.
3. GRANTEE agrees that it will not perform or arrange for the performance of any construction or reconstruction work over, across, and along the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.
4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and agreements contained in this Easement document shall be binding upon GRANTEE, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following GRANTEE's exercise of these easement rights to construct such structures and improvements, GRANTEE agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by GRANTEE's said improvements.

Dated 4-19-11



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By Mike Antonovich

Mayor, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Benjamin Javala  
Deputy

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this 19<sup>th</sup> day of April, 2011, the facsimile signature of MIKE ANTONOVICH, Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Benjamin Javala  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN  
County Counsel

By Andrea Sheridan Ordine  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_



EXHIBIT "A"

File with: TRANSFER DRAINS  
MISCELLANEOUS TRANSFER DRAIN 963  
· A.I.N. 2031-008-906  
· T.G. 529 (D5)  
· I.M. 174-077  
· S.D. 3  
· M1023011

LEGAL DESCRIPTION

**PARCEL NO. 1GE (GRANT OF EASEMENT FOR FIBER OPTIC PURPOSES)**

THAT PORTION OF LOT 93 OF TRACT NO. 40874, AS PER MAP RECORDED IN BOOK 1010, PAGES 64 THROUGH 70 INCLUSIVE OF MAPS FILED IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING WITHIN A STRIP OF LAND 10.00 FEET WIDE, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:


BEGINNING AT THE CENTERLINE INTERSECTION OF VALLEY CIRCLE BOULEVARD AND VAN OWEN STREET, SAID INTERSECTION BEING SOUTH 05°59'35" WEST, 2004.33 FEET FROM THE CENTERLINE INTERSECTION OF SAID VALLEY CIRCLE BOULEVARD AND HIGHLANDER ROAD; THENCE NORTH 03°47'43" EAST, 1384.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 06°18'38" EAST, 245.90 FEET TO A POINT THAT BEARS SOUTH 13°50'29" WEST, 378.77 FEET FROM SAID CENTERLINE INTERSECTION OF VALLEY CIRCLE BOULEVARD AND HIGHLANDER ROAD, SAID POINT ALSO BEING THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

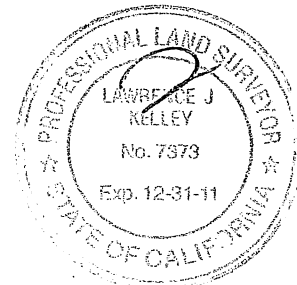
THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO TERMINATE ON THE NORTH AND SOUTH LINES OF SAID LOT 93.

CONTAINS 669 SQ. FT., OR 0.015 ACRES MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS, BASIS OF BEARINGS, COURSES, ETC. ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERewith AND MADE A PART HEREOF.

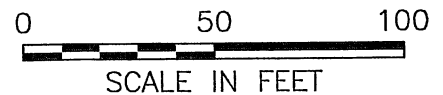
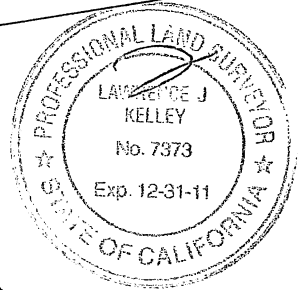
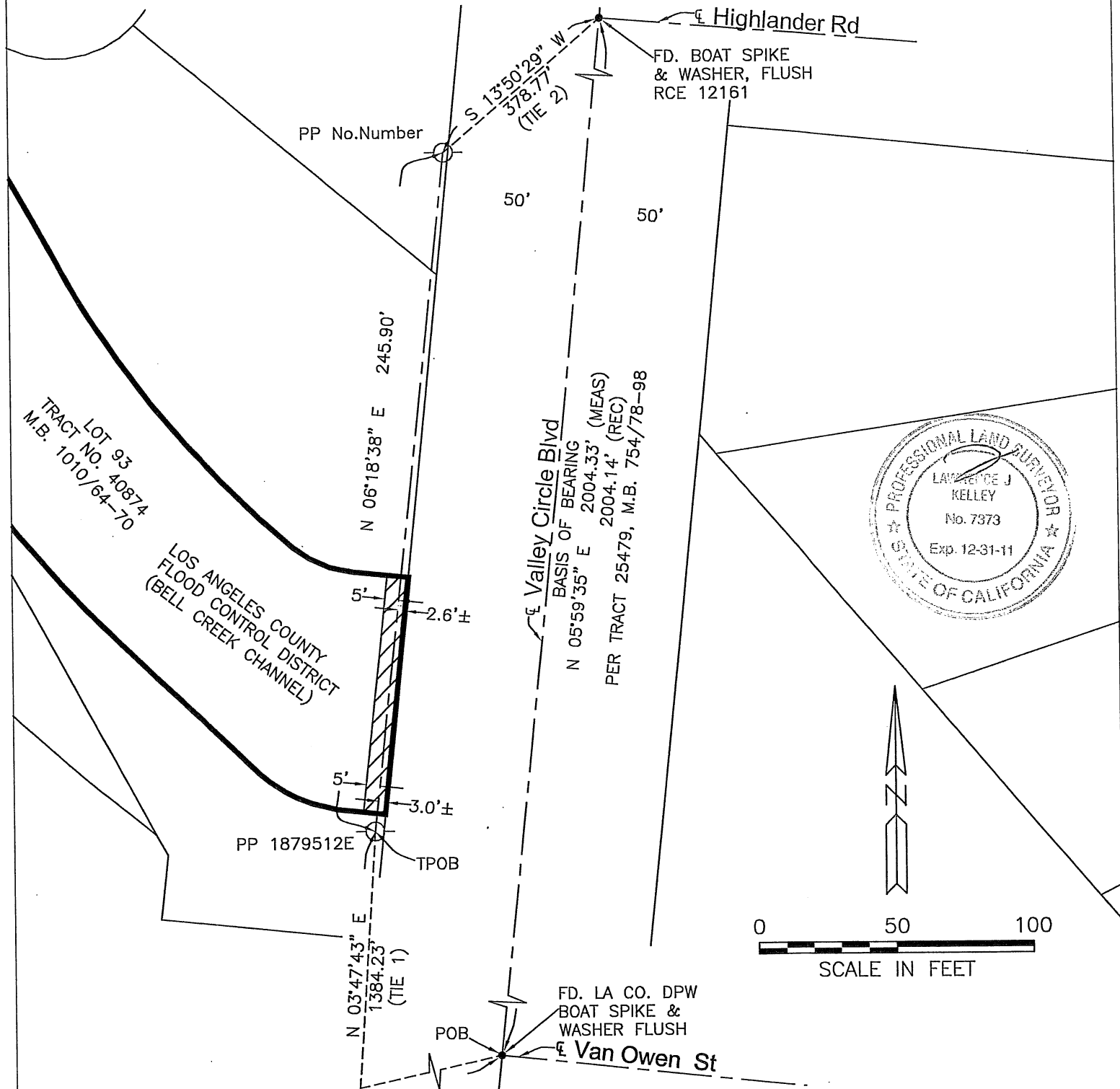
PREPARED BY ME OR UNDER MY DIRECTION

  
DATE 8/23/10  
LAWRENCE J. KELLEY, P.L.S. No. 7373  
**SOUTHERN CALIFORNIA EDISON COMPANY**

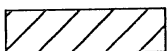




A PORTION OF LOT 93, TRACT NO. 40874, BK 1010, PGS 64-70,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA




LAND OF LOS ANGELES COUNTY  
FLOOD CONTROL DISTRICT



PARCEL NO. 1GE-EASEMENT GRANTED TO  
SOUTHERN CALIFORNIA EDISON COMPANY

AREA : 669 SQFT = 0.015 Ac

**EXHIBIT "B"**

PROJECT NAME: MOORPARK EAST FIBER			PLOT DATE 8/23/2010/RF		M.S. -
MAP & F.B. REF: FB 10649/46-48; TR 25479, M.B.754/78-98			CITY: UNINCORPORATED		COUNTY: LOS ANGELES
DRAWN BY: M.NGUYEN		SURVEYED BY: BARDEN-RUIZ-REIHARDT			
DATE: 04/19/10	LAND INFO.: -	SERIAL NO.: -	CHECKED BY: D. MORSE		
WORK ORDER NO.: 800363730	NOTIFICATION NO.: 200801835	File Name: M:\ARCHIVE\DRAWING\2010-200801835 .DWG			